



**SOLD**

## UNDERSTATED ELEGANCE IN A PRIME POSITION

Modern, eloquent, elegant, open, bright and spacious are just some of the descriptive words that come to mind for this beautiful home.

Even when you look at this home from the street you can see that it has been maintained to the highest possible standards. The entry is wide and inviting with a large front deck and extra wide front door. As you enter the building you are greeted by large bright open spaces, a dining area big enough for a ten seater dining table and a massive living space which opens on to the back yard and pool area through a large glazed double door.

The living area is adjoined by the modern open plan kitchen and oh what a glorious kitchen it is. Plenty of storage cupboards, pot drawers a massive walk in pantry all of which have non protruding handles for the safety of children. Other features include: six burner gas cooktop, electric oven, modern rangehood, and stainless-steel fronted dishwasher, a large fridge space and plenty of Caesar stone workbench for the most fastidious chef. The kitchen is perfectly located so that you may be a part of any function being held with open views to the living area, pool and outdoors entertainment space.

The main house contains three of the properties four bedrooms. They are all brightly lit by large windows, oversized with built in robes to two, all being air conditioned and having tiled floors. They are located off the main living area down a hallway and all share the main bathroom which is fitted out with a large bath, shower over bath and a large vanity with single sink. At the other end of the house you will find the rather large laundry which also includes a shower, vanity and toilet facility with direct access to the outside of the house for pool users.

To the side of the main building there is a massive decked and timber lined peaked roof outdoor living/entertaining space. This area is the living centre of the property and separates the main house from the master suite. It is where you would spend most of your time as a family or if entertaining. Overlooking the luscious green gardens and glassed in inground pool, it is the focal point of the property.

The master suite or guest suite comprises of a large bedroom with French doors opening to the decked entertainment space, a modern ensuite with walk in shower, vanity and toilet facilities

**4 BED | 3 BATH | 4 CAR**

**PRICE:**  
\$640,000

**OPEN FOR INSPECTION:**  
N/A



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## 32 Derby Street Yorkeys Knob

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.